

Monkman RV Park

Tumbler Ridge, BC

FOR SALE



Appraised Value: \$702,100
\$593,700 (excluding sani-dump)

Effective Date: August 10, 2021

Transaction

For Sale

Commercial

Lot A, Plan EPP22815

Lot 1, Plan EPP22816

Size

Size in Acres:

Lot A - 11.76 acres

Lot 1 - 13.39 acres

District of Tumbler Ridge

Economic Development Office

(250) 242-4242

edo@dtr.ca

Features

- **Topography:** Reasonably flat
- **Services:** Adjacent sanidump and potable water station
- **Services:** Shower/washroom and laundry facilities
- **Services:** Playground
- **Services:** Several winterized sites
- **Access:** Access via Monkman Way
- **Location:** Middle Bench

Highlights

Offering an amazing view of Bergeron Cliffs and situated close to the heart of Tumbler Ridge's downtown, the Monkman RV Park is a gem for our growing tourism scene. Being the second UNESCO Global Geopark in North America, our tourism industry keeps booming every year. This is an exciting opportunity for savvy investors. There are two pricing alternatives, one that includes the sani-dump and water station, and one that does not.



Zoning:

The subject property is zoned RR – Rural Resource in Zoning Bylaw 585, 2012. It is designated as Parks and Recreation in the Official Community Plan.

Location:

Ridge Road